

Section 3: Building Intensities, Densities, and Heights

A. INTRODUCTION

Within Downtown Rocklin, the maximum permitted building intensities, densities, and heights vary on a block-by-block basis. In general, the maximum allowed building intensities, densities, and heights are highest within the Pacific Mixed-Use Core District on the blocks between Pacific Street and Railroad Avenue. The maximum allowed intensities, densities, and heights decrease as you move away from these blocks and towards the residential districts of the Downtown. This intensity, density, and height pattern is specifically established to create a gradual transition between the three established residential districts and the core commercial and mixed-use areas along Pacific Street.

Figure 3 establishes the allowed building intensities, residential densities, and heights for each block within the Downtown.

B. DEFINITION OF TERMS

Figure 3 uses the following terms:

Floor Area Ratio (FAR):

The total floor area of all buildings or structures on a lot divided by the total area of the lot. The floor area of parking areas, exterior decks or patio spaces, and exterior courtyards are not included in the FAR calculation.

Maximum Residential Density:

The maximum number of residential units allowed per acre. For the purposes of this Regulating Code, maximum residential density is calculated by net acreage of the site. Net acreage is the site acreage located inside the parcel boundary, excluding dedicated public right-of-ways.

Maximum Building Height:

The maximum allowed distance between the average grade of the sidewalk in front of the property to the highest point on the building.

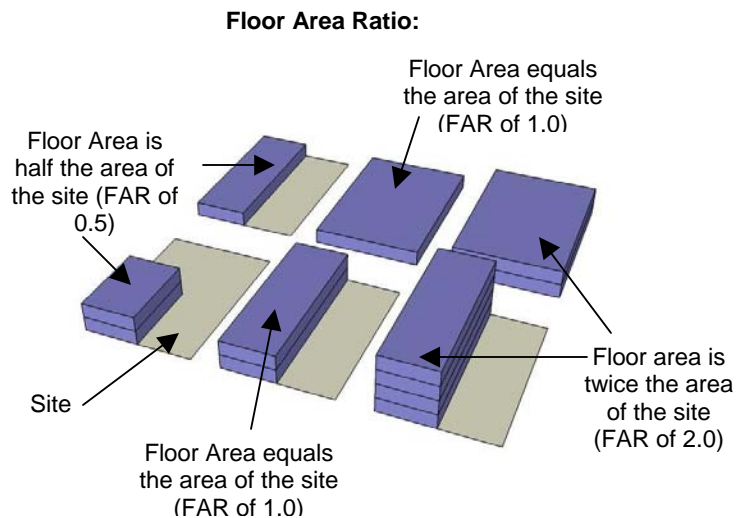
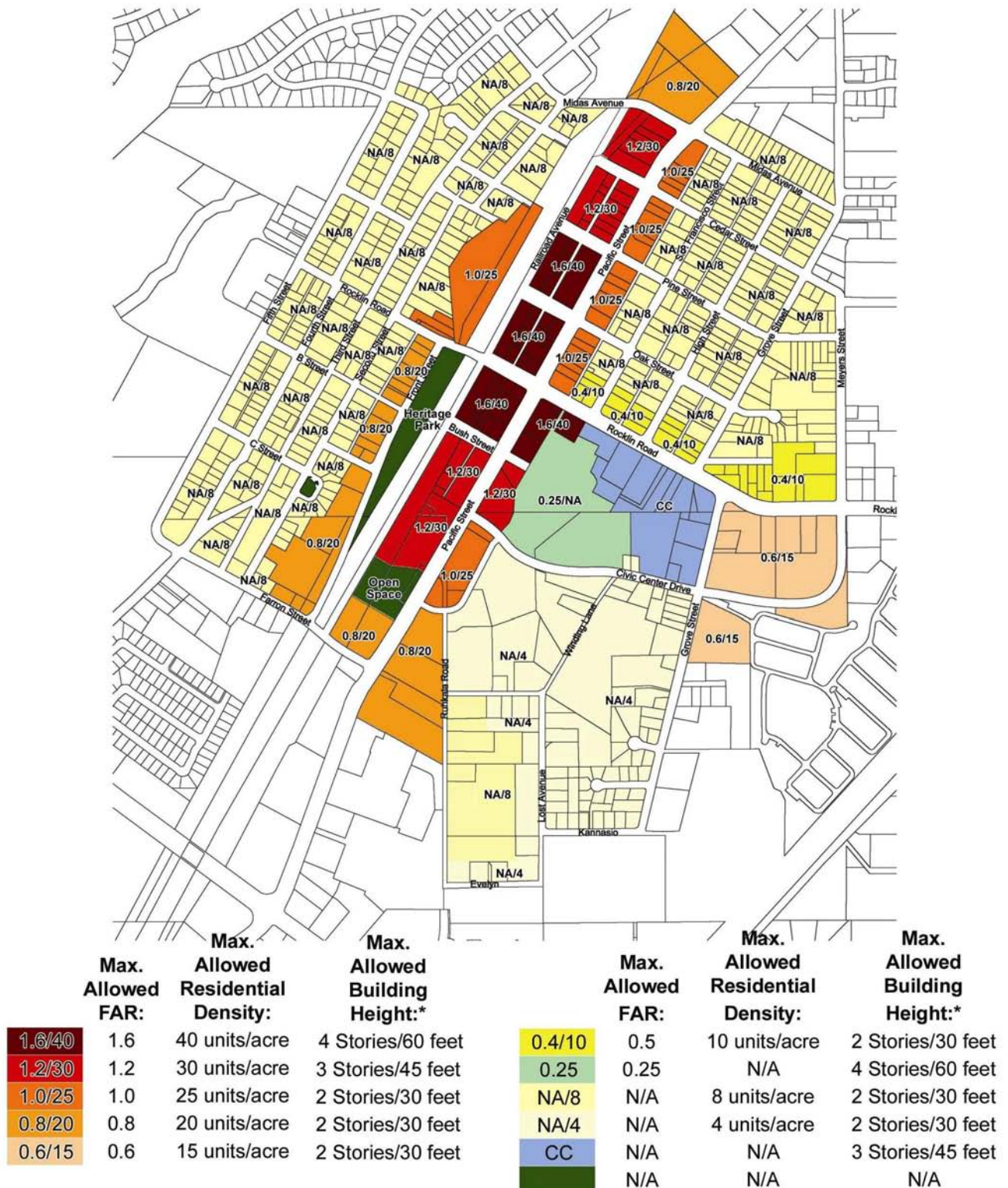


Figure 3
Allowed Building Intensities, Densities, and Heights:



*The Planning Commission may approve an Exception to the maximum allowed building height standard to allow the height to increase by one story and 15 feet. All buildings over four stories and/or 60 feet in height require approval by the City Council.